



Department of Planning and Community Development

Development Review Division

Major Projects' Report

Neighborhood:

North Redmond

Location:

11829 172nd Avenue
NE

Project: *Cogan Allen Planned
Residential Development*

Status: Under Review

Staff: Gary Lee

Phone: (425) 556-2418

E-mail: glee@redmond.gov

Project Detail

Subdivision and Planned Residential Development of 16.8 acres into 74 single-family lots. The Technical Committee is reviewing the project and has requested additional information. Neighborhood meeting yet to be held. Technical Committee reviewing. Awaiting submittal of additional information.

File No:

L0030384

Applicant: John Harkness

(421) 825-1955

Camwest Development

Neighborhood:

North Redmond

Location:

Approximately the NE
corner of NE 116th and
172nd Avenue NE

Project: *Curry Planned Residential
Development*

Status: In Construction

Staff: Geoffrey Thomas, PWS, AICP

Phone: (425) 556-2445

E-mail: gthomas@redmond.gov

Project Detail

Planned residential development to create 69 single-family residential lots. The Technical Committee is recommending approval to the Hearing Examiner in a hearing tentatively scheduled for March 2003. For this Planned Residential Development, the Hearing Examiner has made a recommendation of approval to the City Council. The Council approved the Planned Residential Development in May 2003. Site construction has begun. Anticipate home construction this summer.

File No:

PRD -02-001

Applicant: John Harkness

(425) 825-1955

CamWest

Neighborhood:
North Redmond

Project: *Greystone Estates*

Project Detail

Subdivide 39.53 acres into 138 lots for detached, single-family residences. Proposal includes construction of associated infrastructure for stormwater, roads, wet and dry utilities, and mitigation. The associated file numbers are L030373 and – 374. The applicant submitted the application in Winter 2003/2004. A request for additional information was issued in January 2004. Extension has been granted to Spring 2005.

Location:
NE 116th and 159th
Avenue NE

Status: Under Review

Staff: Geoffrey Thomas, PWS, AICP
Phone: (425) 556-2445
E-mail: gthomas@redmond.gov

File No:
L030373, -374

Applicant: John Baumann
(425) 485-9711

Neighborhood:
North Redmond

Project: *Monticello (formerly Fischer Village)*

Project Detail

99-lot single-family residential preliminary plat application on approximately 35 acres. In May, the Hearing Examiner issued his decision, denying the SEPA appeal and approving the preliminary plat. In July, the City of Redmond received an appeal of both decisions. The City Council denied both appeals. Site construction complete. Homes under construction.

Location:
NE 116th Street and
178th Avenue NE

Status: In Construction

Staff: Geoffrey Thomas, PWS, AICP
Phone: (425) 556-2445
E-mail: gthomas@redmond.gov

File No:
PPL -98-006

Applicant: Barbara Yarrington
(425) 649-8164
Pacific Properties

Neighborhood:
North Redmond

Project: *Northstar*

Project Detail

Proposed 133-lot Master Planned Residential Development (MPRD) located on NE 116th Street between 164th Avenue NE and 168th Avenue NE. Preliminary plat was approved by Council, September 1999. Both the first and second phase have received final plat approval. Home construction in Phase I and II is well underway.

Location:
NE 116th Street at 167
Place NE

Status: In Construction

Staff: Steven Fischer
Phone: (425) 556-2432
E-mail: sfischer@redmond.gov

File No:
PPL 98-004 &
MPRD 97-001

Applicant: Lozier Homes
(425) 454-8690
Lozier Homes

Neighborhood:
North Redmond

Location:
11215 178th Ct

File No:
L040104

Project: *Pearce Property / PRD*

Status: **Under Review**

Staff: Geoffrey Thomas, PWS, AICP
Phone: (425) 556-2445
E-mail: gthomas@redmond.gov

Applicant: CamWest Development
(425) 825-1955

Project Detail

A planned residential development and subdivision of approximately 8.08 acres into 35 single-family residential lots. Proposed lots range in size from 4,000 to 7,400 square feet. The proposal includes construction of associated infrastructure including, but not limited to: clearing and grading, wetland and buffer impacts, mitigation, stormwater facilities, roads, sewer, water, dry utilities, sidewalks, landscaping, home construction. Applicable file numbers include: L040103 (PRD), L040104 (PPL), and L040105 (SEPA). The Technical Committee has requested additional information from the applicant and is currently waiting for that information to be submitted. An extension has been approved to this Spring.

Neighborhood:
North Redmond

Location:
NE corner of State
Route 202 with NE
116th Street

File No:
PPL -96-002

Project: *Pyke/Kensington Subdivision*

Status: **In Construction**

Staff: Geoffrey Thomas, PWS, AICP
Phone: (425) 556-2445
E-mail: gthomas@redmond.gov

Applicant: Ron Hughes
(425) 454-1900
Burnstead Construction

Project Detail

Subdivision of 35 acres into 120 residential lots. Houses currently under construction.

Neighborhood:
North Redmond

Location:
16242 NE116th Street

File No:

Project: *Redmond Crest/Fowler*

Status: **Under Review**

Staff: Geoffrey Thomas, PWS, AICP
Phone: (425) 556-2445
E-mail: gthomas@redmond.gov

Applicant: John Harkness
(425) 825-1955
CamWest

Project Detail

Subdivide 9.35 acres into 22 lots for single-family residences and construct associated infrastructure. Proposal is a planned residential development. The following application files apply to this proposal: L030417, L030416, and L030418. A request for additional information by the Technical Committee. Anticipate response this spring

Neighborhood: *North Redmond*
Project: *Sunnyhill Farm PRD*

Location:
16811 NE 116th Street

Status: *In Construction*

Staff: Steven Fischer
Phone: (425) 556-2432
E-mail: sfischer@redmond.gov

File No:
PPL 99-003 &
PRD 99-001

Applicant: William Nelson, Jr.
(425) 821-8448
property owner

Project Detail

Proposed subdivision of 12.19 acres into 44 single-family lots located at 16811 NE 116th Street, immediately east of Northstar. Environmental review (SEPA) is complete. Hearing Examiner held a public hearing on the plat in March and continued the hearing into April. Preliminary plat was approved, followed by a request for reconsideration. The Planned Residential Development (PRD) portion of this application received approval by the City Council at the July 2, 2002 meeting. Staff has reviewed and approved construction drawings for the plat improvements. Site improvements complete for Phase II. Home construction underway in Phase I. Home construction for Phase II will start this summer.

Neighborhood: *North Redmond*
Project: *Taloora Aye Preliminary Plat (formerly Halstead)*

Location:
17800 Block of NE 116th Street, immediately east of Fischer Village

Status: *In Construction*

Staff: Geoffrey Thomas, PWS, AICP
Phone: (425) 556-2445
E-mail: gthomas@redmond.gov

File No:
PPL -00-006

Applicant: Pacific Properties
(425) 649-8164

Project Detail

Subdivide 5.3 acres into 21 lots for single-family residential development. A SEPA Determination of Non-Significance was issued for the project. That determination was appealed. A hearing was held in April 2002 for the proposal and the appeal. The proposal was approved, and the appeal was denied. Construction drawings are under review. Site construction has begun.

Neighborhood: *North Redmond*
Project: *The Crossings*

Location:
16211 NE 116th St. & 11425 162nd Ave NE

Status: *Under Review*

Staff: Geoffrey Thomas, PWS, AICP
Phone: (425) 556-2445
E-mail: gthomas@redmond.gov

File No:
L040274

Applicant: Critchlow Homes
(425) 252-7088

Project Detail

18-lot plat at the southwest corner of 116th St. and 162nd Ave. Technical Committee reviewing. SEPA is complete. Anticipate hearing before Hearing Examiner this spring.

Neighborhood: **Project:** *Whistler Ridge Preliminary Plat* **Project Detail**

North Redmond

A 64-lot, single-family residential preliminary plat application at 17444 NE 116th Street. The City's Hearing Examiner approved this project in June 2001. Construction drawings were approved in Spring 2002. Homes are currently under construction.

Location:

North of NE 116th St,
Near 176th Ave NE

Status: **In Construction**

Staff: Geoffrey Thomas, PWS, AICP

Phone: (425) 556-2445

E-mail: gthomas@redmond.gov

File No:

PPL -99-001

Applicant:

(425) 739-3890

Buchan Construction

Neighborhood: **Project:** *Williams Short Plat* **Project Detail**

North Redmond

Subdivide 2.07 acres into 8 lots for single-family dwellings. This project is categorically exempt from the State Environmental Policy Act. An approval with conditions was issued in August 2002. The applicant submitted a revised plan in Fall 2003. The revision has been reviewed and is being approved. Construction drawings approved. Site construction underway.

Location:

SE corner of NE 116th
Street & 172nd Avenue
NE

Status: **In Construction**

Staff: Geoffrey Thomas, PWS, AICP

Phone: (425) 556-2445

E-mail: gthomas@redmond.gov

File No:

SPL -01-002

Applicant:

Camden Glenn, INC.

(253) 859-3750

Davis Consulting, INC

Neighborhood: **Project:** *Wynstone Preliminary Plat* **Project Detail**

North Redmond

A 46-lot residential subdivision of 11.4 acres. The Hearing Examiner approved the preliminary plat in April 2002. Construction drawings approved. Site construction has begun. Home construction anticipated for this summer.

Location:

East side of 172nd
Avenue NE, north of NE
116th Street

Status: **In Construction**

Staff: Geoffrey Thomas, PWS, AICP

Phone: (425) 556-2445

E-mail: gthomas@redmond.gov

File No:

PPL -00-004

Applicant:

Ron Hughes

(425) 454-1900

Burnstead Construction